



# What's Developing in Frederick

*Welcome Hidden Creek and East Village | November 2015*

If you have ever stood out on the east edge of town where the country gravel of Ridgeway Blvd (CR 15) spills from the north into the more civilized pavement of Tipple Pkwy (CR 16), and thought, “Wow, this would be a great spot for a neighborhood,” you’re not alone. In fact, there are two real estate developers preparing to build homes in the area.

And it is no wonder – the location has a lot going for it as a potential development site. Even though the area is close to the conveniences of downtown, Hwy 52 and I-25, its orientation along Frederick’s less-developed eastern fringe lends a certain bucolic appeal, complete with commanding views of the town-proper, the greater Carbon Valley and the purple mountain majesties beyond.

Nicholas Scheidt of Nicholas Scheidt Investments, purchased the 127 acre property just northeast of the Tipple Pkwy/Ridgeway Blvd intersection and has a plan approved by the Frederick Board of Trustees that will result in the construction of 373 homes in the new Hidden Creek subdivision. Installation of roads and sewer could begin in preparation for home construction as early as the spring of 2016.

Michael Blumenthal of River Stone Development Company is currently under contract to purchase the 80 acre property west of Ridgeway Blvd from Black Fox Realty Group with preliminary plans to build 212 single-family homes and an undetermined number of townhomes in the southeast corner of the development to round out a project called the East Village. Town staff and other agencies are reviewing the plans with public hearings before the Planning Commission and Board of Trustees expected sometime in early 2016.

The developments will feature a range of lot sizes from 5,400 to 9,611; however the emphasis in both neighborhoods will be on smaller lots in the 6,000 to 7,000 square foot range to help combat rising development costs, such as water, labor and materials and subsequently high sale prices. New homes in the area are expected to

be similar to recent construction that has occurred in the Carriage Hills neighborhood at the southwest corner of the Ridgeway/Tipple intersection.

Despite the generally smaller lots, both developments will preserve the area’s pastoral feel and comply with town ordinances that require significant incorporation of parks and open space into residential designs. If all goes as planned, trails will wind through the East Village development connecting approximately 20 acres of parks, playgrounds and open spaces. Similarly, the Hidden Creek neighborhood will incorporate more than 30 acres of parks, open spaces and landscaped areas.

The two new developments will arrive just in time as much of Frederick’s vacant residential lot inventory has been exhausted by the ongoing construction boom. The 685 new lots and homes that are expected to result from the two developments would eventually bring about 1,987 new residents to Frederick, representing a 19% increase over the town’s estimated 2014 population of 10,554.

